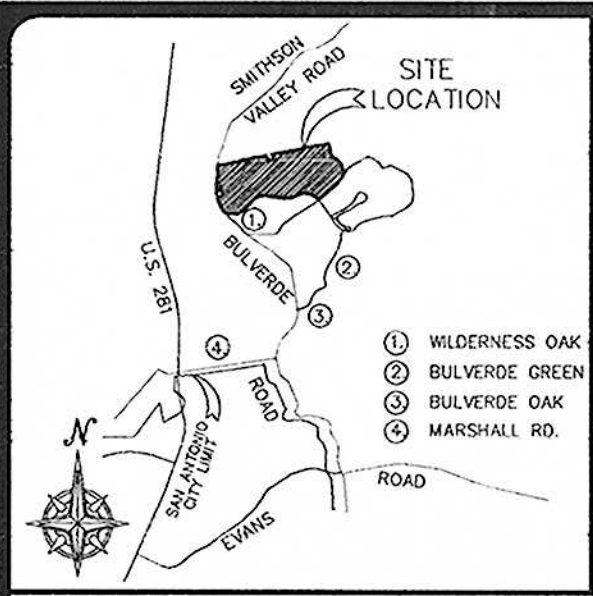
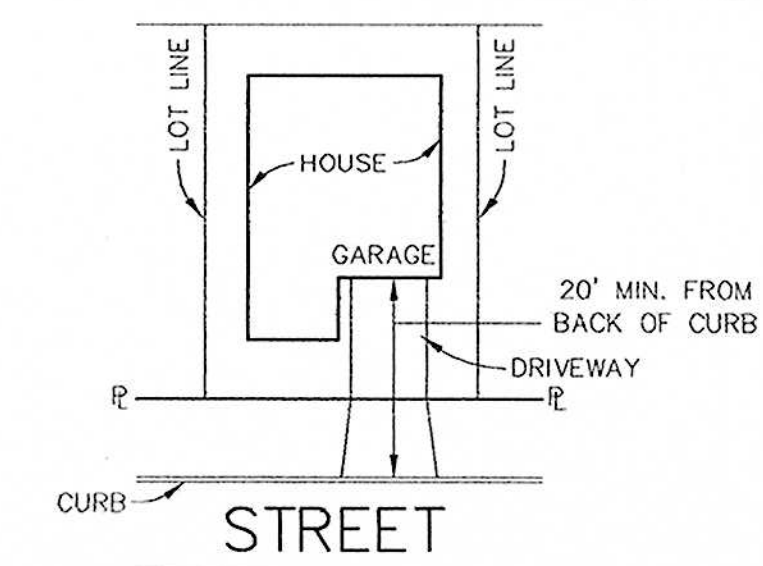


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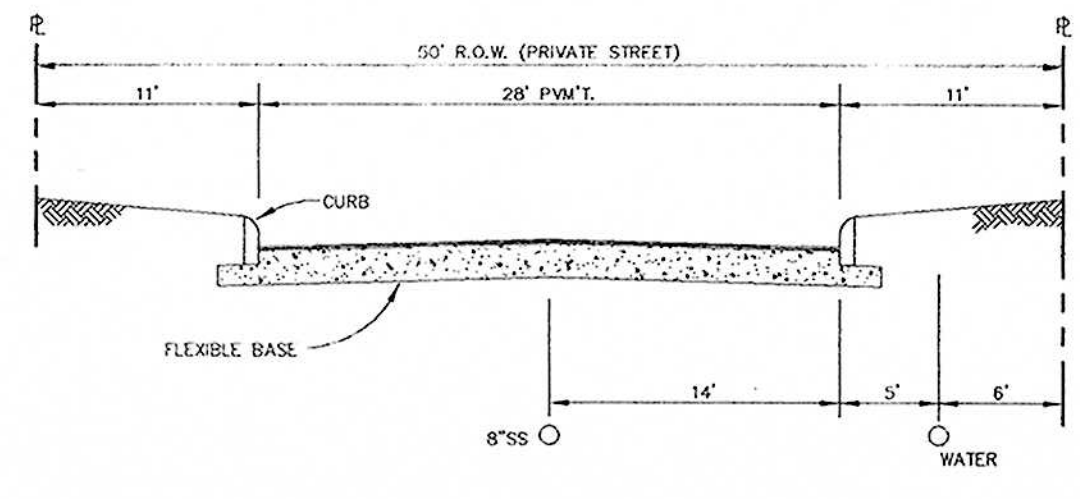


LOCATION MAP



GARAGE SETBACK DETAIL

NOT TO SCALE



TYPICAL STREET SECTION

NOT TO SCALE

NOTES

1. WATER SERVICE TO BE PROVIDED BY SAWS
2. SANITARY SEWER SERVICE TO BE PROVIDED BY SAWS
3. SEE TYPICAL STREET SECTION FOR PROPOSED WATER & SEWER LOCATIONS
4. GAS (IF AVAILABLE) AND ELECTRIC TO BE PROVIDED BY CPS
5. TELEPHONE SERVICE TO BE PROVIDED BY G.V.T.C.
6. CABLE T.V. SERVICE TO BE PROVIDED BY TIME/WARNER CABLE
7. ALL STREETS ARE PRIVATE (LOT 1, BLK. 145)
8. SPECIFIC LOT DIMENSIONS WILL BE SHOWN ON SUBDIVISION PLAT
9. THIS PROPERTY IS OUTSIDE THE CITY LIMITS OF SAN ANTONIO
10. ALL LAND USE IS DETACHED SINGLE FAMILY RESIDENTIAL
11. THIS DEVELOPMENT WILL BE COMPLETED IN SIX PHASES
12. COVENANTS TO BE IN PLACE PRIOR TO RECORDING OF SUBDIVISION PLAT
13. LOT, BLOCK & C.B. NUMBERS SHOWN HEREON HAVE BEEN ASSIGNED BY THE CITY OF SAN ANTONIO.
14. ALL GREENBELTS TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION
15. CLEAR VISION AREA AS PER UDC SECTION 35-506 (d)(5)
16. AN EASEMENT RESTRICTING BUILDING AROUND EXISTING CAVE ON LOT 28 UNIT 6 SHALL BE ESTABLISHED WITH THE PLAT (40' X 40' MINIMUM CENTERED ON CAVE).

BEARING BASIS:

BEARING REFERENCE SOURCE IS TEXAS
STATE PLANE COORDINATE SYSTEM
NAD 83/93(HARN), SOUTH CENTRAL ZONE.

PHASE	LOTS	ACREAGE
1	74	58.879
2	55	35.884
3	60	40.149
4	60	43.636
5	58	45.454
6	40	35.454
TOTAL	347	249.396

DENSITY & OPEN SPACE RATIOS

PROPOSED DENSITY	=	1.39 LOTS PER ACRE
ZONING	=	OUTSIDE CITY LIMITS
MAXIMUM ALLOWABLE DENSITY	=	10 PER ACRE
TOTAL ACRES	=	249.396 ACRES
TOTAL LOTS	=	347 LOTS
AVERAGE HOME SIZE	=	2675 Sq. Ft.
REQUIRED OPEN SPACE	=	35%

CONNECTIVITY RATIO = 51/41 = 1.24

OPEN SPACE TO RATIO & DENSITY TABLE

	SQ. FT.	ACREAGE	PERCENTAGE
TOTAL GROSS AREA	10,863,690	249.396	100%
BUILDING COVERAGE AREA	1,265,856	29.06	11.65%
WALKS, PATIOS & DRIVEWAYS			
STREET PAVEMENT	846,623	19.44	7.79%
PARK REC. AREA & PARKING	50,000	1.15	0.46%
OPEN SPACE - PASSIVE	8,701,211	199.75	80.10%

03-21-06P03:05 RCDV

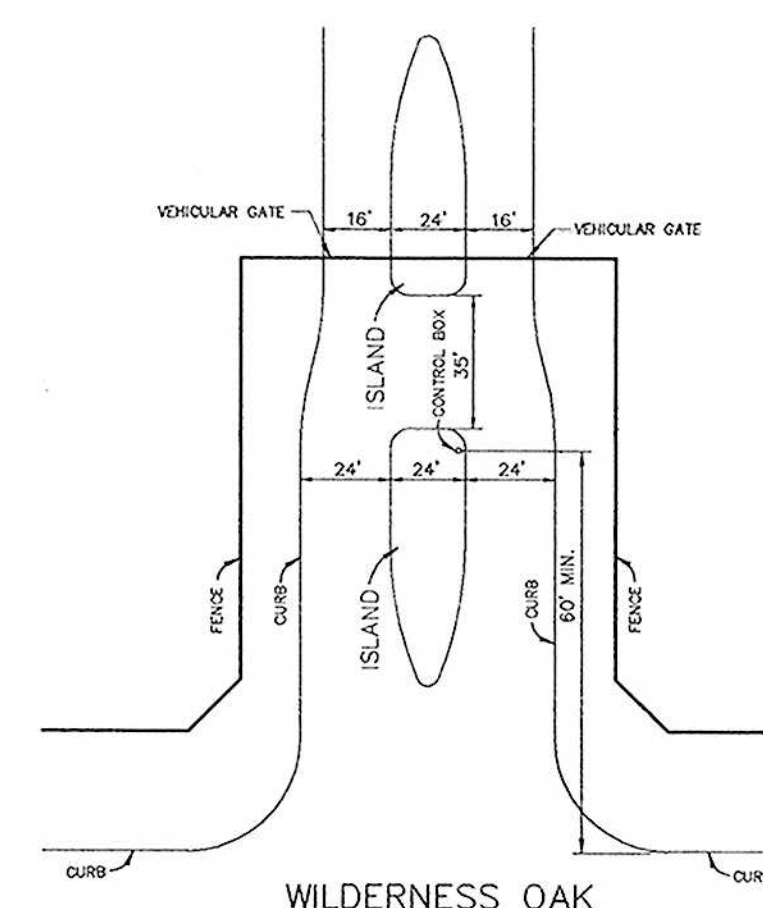
DEVELOPER:
CONTINENTAL HOMES OF TEXAS, L.P.
211 NORTH LOOP 1604 EAST, SUITE 130
SAN ANTONIO, TEXAS 78232
PHONE: (210) 496-2668

249.396 TOTAL ACRES

PUD PLAN NO. 06-004

APPROVED BY THE PLANNING COMMISSION OF
THE CITY OF SAN ANTONIO, TEXAS.

CHAIRPERSON [Signature] DATE: 4.12.06
SECRETARY [Signature] DATE: 4.12.06



TYPICAL ENTRY DETAIL

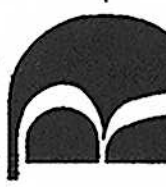
NOT TO SCALE

LINE	BEARING	DISTANCE
L1	S09°37'30"E	248.36'
L2	N80°22'30"E	280.00'
L3	N09°37'30"W	248.36'
L4	N75°01'21"E	280.56'
L5	S24°07'26"W	414.14'
L6	S65°02'12"E	350.00'
L7	S24°57'48"W	250.52'
L8	S05°33'12"E	276.30'
L9	S84°26'48"W	350.00'
L10	N05°33'12"W	371.77'
L11	N24°57'48"E	345.99'

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	28°52'41"	353.60'	91.05'	178.22'	176.34'
C2	1°43'13"	12308.28'	184.78'	369.53'	369.52'
C3	6°21'08"	2583.11'	143.34'	286.39'	286.24'
C4	84°40'57"	743.00'	677.06'	1098.14'	1000.89'
C5	36°50'45"	657.00'	218.85'	422.50'	415.26'
C6	63°38'13"	743.00'	481.01'	825.23'	783.46'
C7	61°03'23"	657.00'	387.44'	700.12'	667.46'
C8	16°51'14"	643.00'	95.26'	189.14'	188.46'
C9	14°07'10"	1124.20'	139.22'	277.04'	276.34'
C10	31°41'17"	1103.00'	31.18'	62.34'	62.33'
C11	0°52'29"	1103.00'	8.42'	16.84'	16.84'
C12	15°14'02"	1103.00'	147.50'	293.27'	292.40'
C13	9°38'16"	1189.00'	100.24'	200.00'	199.77'
C14	8°41'00"	716.13'	54.37'	108.53'	108.43'

REVISED:
12/19/05 85' ROW LABEL
02/07/06 REVISED UNITS 2 & 6
03/15/06 ADDED PROPOSED 100 YEAR
FLOOD PLAIN

Denham-Ramones Engineering
and Associates, Inc.



12961 Park Central, Suite 1300
San Antonio, TX 78216
(210) 496-3100 Office
(210) 496-3122 Fax

P.U.D. PLAN
for
INDIAN SPRINGS ESTATES
NORTH SUBDIVISION

JOB # 050045.00
DWG FILE:
DATE: PREPARED 11/28/05
DESIGN: P.W.D.
DRAWN: J.M.M.
CHECKED:
SHEET 1 OF 1



A memo from the
CITY of SAN ANTONIO
Planning Department
Master Development

TO: Gary Balbaugh

DATE: April 12, 2006

Address: 12961 Park Central Ste 1390
San Antonio, Texas 78216

FROM: Michael O. Herrera, Special Projects Coordinator

COPIES TO: File

SUBJECT: # 06-004

Name: Indian Springs Estates North, PUD

The plat or plan referenced above was heard by the ☒ Planning Commission

☐ Director of Planning COSA

on the date shown.

The following action was taken:

☒ APPROVED With Conditions
☐ DISAPPROVED

A plat will not be recorded pending site improvements, the required guarantee is posted or payment of impact fees are paid (or filed).

Approved with the following Conditions:

CONDITIONS:

The dedicatory instrument(s) (Legal Instrument) for common areas and facilities must be approved by the City Attorney as to legal form prior to any plat recordation and shall be recorded at the same time as the plat. UDC 35-344(i)

Historic:

- A. The Texas Sites Atlas indicates that two recorded archaeological sites, 41BX1582 and 41BX1583 have been previously identified within the above referenced property. However, based on the site survey forms these sites are shallow low-density lithic processing sites and lithic quarries with little research value. These sites were not recommended for further work. In the opinion of the HPO, it is not likely that any significant archaeological resources are present. However, if a previously unidentified site is encountered during construction work, activities should be immediately stopped in the vicinity and the HPO (210-207-7306 and SHPO notified.

Streets and Drainage

- The developer shall be responsible for providing left turn lanes on Wilderness Oaks, with storage lengths and bay taper as it relates to the submitted TIA traffic counts (Uniform Development Code (UDC) 35-502(a)(7), subsection C.)
- Sidewalks along exterior roadways are to be installed accordance with UDC 35-506(q), if not already constructed.
- All access roadways shall provide clear sight distance on all existing and proposed roadways in order to provide adequate obstruction free viewing distances for approaching traffic. All signage, landscaping, and improvements shall be selected and located so as to not block these clear sight distance areas.

Bexar County

- All access shall be located at existing median openings on Wilderness Oaks with appropriate left-turn storage lanes.
- Secondary access onto Wilderness Oak must be secured prior to the approval of any plat or combination of plats exceeding 125 dwelling units.
- All traffic controls shall be warranted as per the Texas Manual on Unified Control Devices and approved by Bexar County.